

City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN

AGENDA ALEXANDRIA

March 23, 2015

6:00 PM



Washington Metropolitan Area



Alexandria sits in the center of one of America's most prominent Metropolitan Areas.

City of Alexandria Master Plan

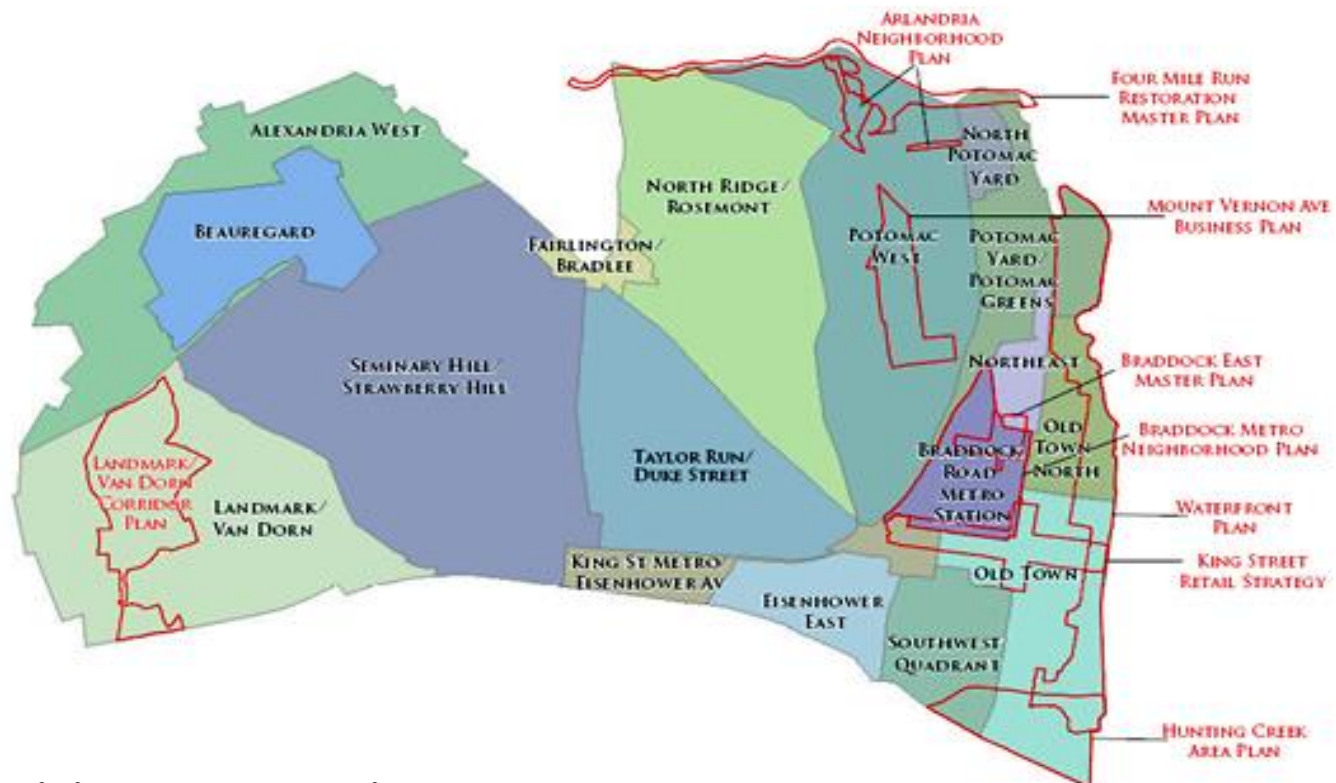


- The Master Plan is made up of Small Area Plans (SAPs) covering 18 neighborhoods throughout the City.
- The Alexandria Master Plan was adopted by the City Council on June 13, 1992, and chapters are updated and added on an ongoing basis as needed through Master Plan Amendments.

City of Alexandria Master Plan



CITY OF ALEXANDRIA, VIRGINIA MASTER PLAN



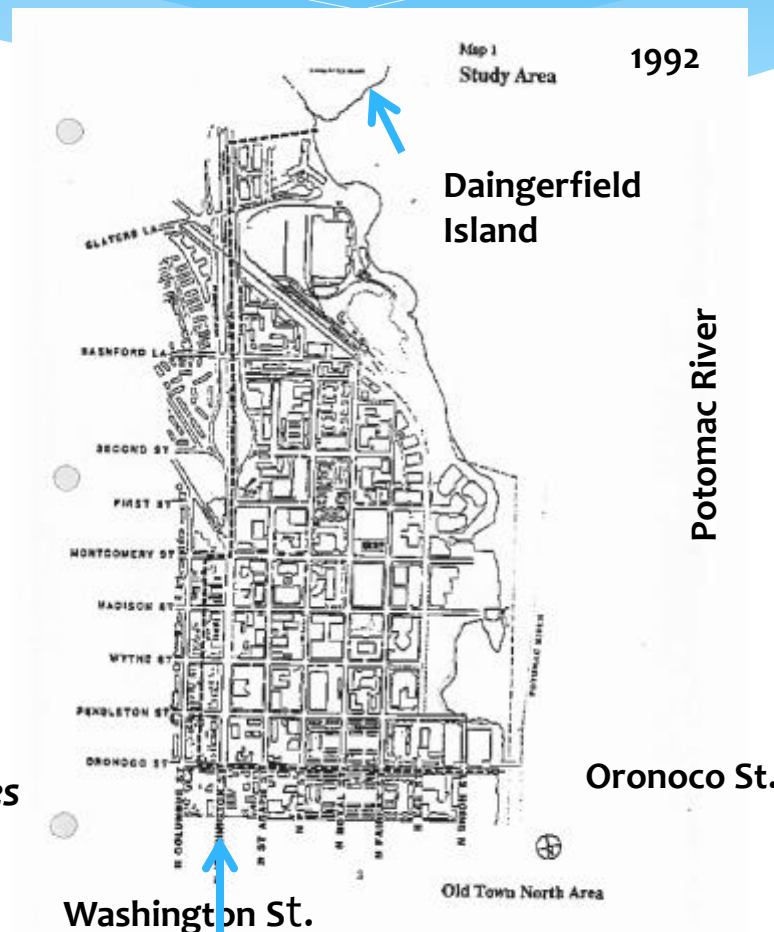
Alexandria's Master Plan includes 18 Small Area Plans and Several Overlays.

1992 Old Town North Distinct Boundaries



Old Town North SAP Planning Area

- Located between Old Town and Daingerfield Island National Park.
- The Potomac River is its eastern Boundary.
- It is partially within the Old and Historic District, with Washington Street (GWMP) as its western boundary.
- Near Braddock Metro Station Potomac Yard.
- Includes part of the Mount Vernon Trail and includes public space along the Waterfront provided under the Settlement Agreements.



1992 Old Town North SAP Goal



- The existing Old Town North Plan was adopted as part of the City's Master Plan in 1992.
- **1992 SAP Goal** – *“This 1990 small area plan for Old Town North aims to achieve **a fair balance between competing residential and commercial interests**. . . The plan proposes to give the City the appropriate legal tools with which to achieve development that is in the best interest of the community at large.”* (Page 1, SAP)

1992 Old Town North SAP Objectives



1992 SAP Objectives

- --Attainment of a *mix of land uses*.
- --Establishment of height limitations that protect and preserve low-rise *residential scale*.
- --Use of urban design and review processes that reinforces the *desired urban character*.
- --Promotion of uses and activities which make Old Town North a more *lively area*.
- --Creation/reinforcement of a *strong inviting streetscape* and traffic pattern that relates to the *OAHD*.
- --*Revitalization of North Washington Street* and enhancement of the Gateway.
- --*Protection of sight lines* to allow critical views of the waterfront and to promote a sense of direction.
- --*Better use of open space* available in Old Town North so that it is attractive and active, a place that draws people to enjoy the outdoor environment.

1992 Old Town North SAP Development Sites



Old Town North SAP Boundaries 2015 Status of Development Sites



OLD TOWN NORTH 2015 STATUS OF REDEVELOPMENT SITES (3.19.2015)

Future Potential Sites

- NRG – PRGS
- ABC / Giant
- Crowne Plaza Hotel
- Metro Stage/Foreign Car Service
- Best Western Colony Inn
- 209 Madison and 801 N. Fairfax

Requests for Proposals

- WMATA Bus Barn
- ARHA Properties <http://www.montgomerycountymd.gov/index.aspx>

Pending Applications

- Canal Center
- 800 – 808 N. Washington
- Robinson Terminal North

Approved & In Construction

- 700 N. Washington
- Health Department
- Cotton Factory (The Mill)

Recently Constructed

- Harris Teeter / The Kingsley
- The Oronoco
- Printers Row



Development Sites Completed



- **Harris Teeter/The Kingsley Apartments**
 - 735 St. Asaph Street: Harris Teeter Grocery Store
 - 500 Madison Street: The Kingsley Apartments
- **The Oronoco Condominiums**
 - 601 N. Fairfax Street
- **Printers Row Townhomes/Retail**
 - 115-1127 N. Royal Street



Harris Teeter Grocery Store and The Kingsley Apartments

735 St. Asaph Street and 500 Madison Street



**Harris Teeter
Grocery Store**



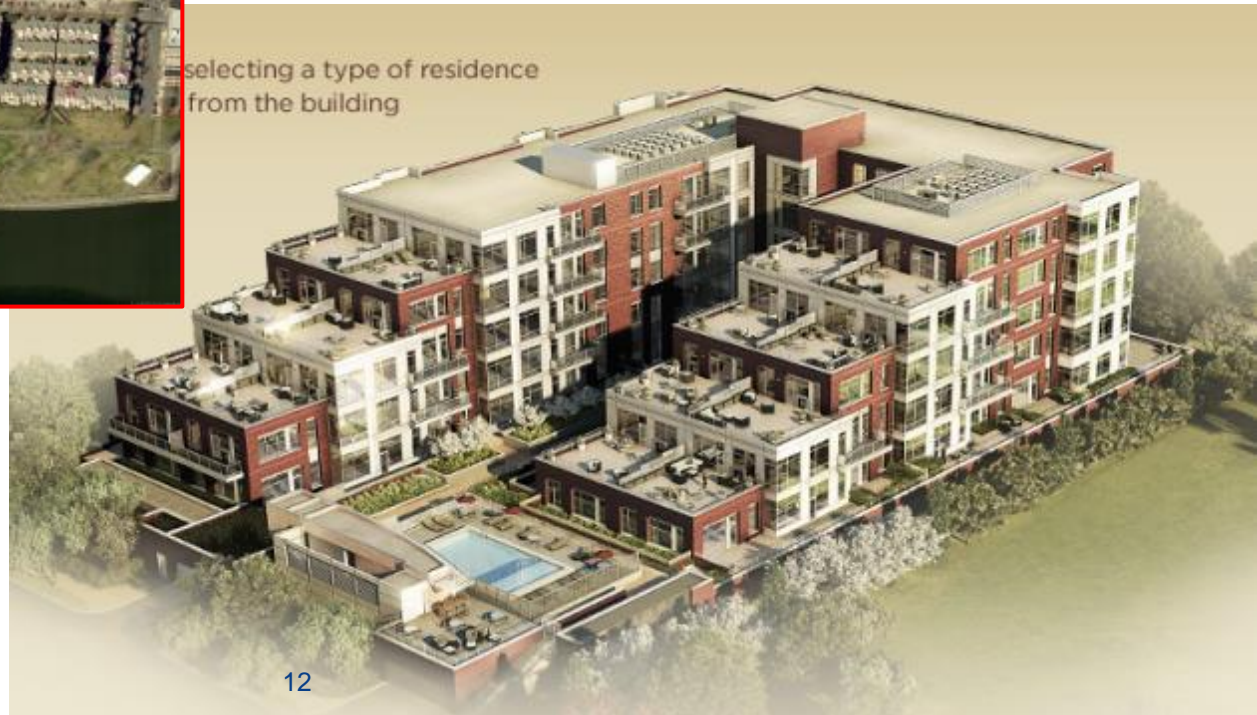
**The Kingsley
Apartments**

The Oronoco Condominiums

601 N. Fairfax Street



selecting a type of residence
from the building



Printers Row Townhomes

1115-1127 North Royal Street



Development Sites Approved and in Construction



- **Travelodge Development Site**
 - 700 North Washington Street
- **Health Department Development Site**
 - 509 St. Asaph and 511, 513, and 515 Oronoco Street
- **The Cotton Factory Development Site “The Mill”**
 - 513 and 515 N. Washington Street
- **All required amendments to the Old Town North SAP under the City’s the Master Plan.**

Development Sites Approved and In Construction



Travelodge Site
700 N. Washington



Cotton Factory Site
513-515 Washington



Health Department Site
St. Asaph and Oronoco

700 N. Washington Street (Travelodge Site)



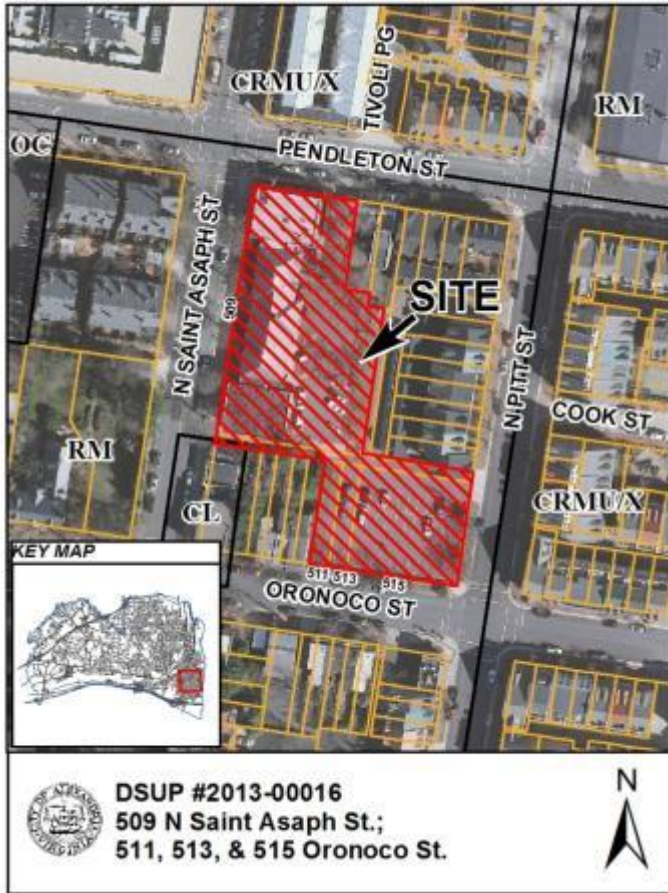
**Travelodge Site
700 N. Washington
Street**



Washington Street elevation of planned mixed use residential building

Health Department Building

509 St Asaph and 511, 513, 515 Oronoco Street



St. Asaph Elevation of the planned redevelopment of the Health Department Building



The Cotton Factory “The Mill” 513-515 N. Washington Street



Existing



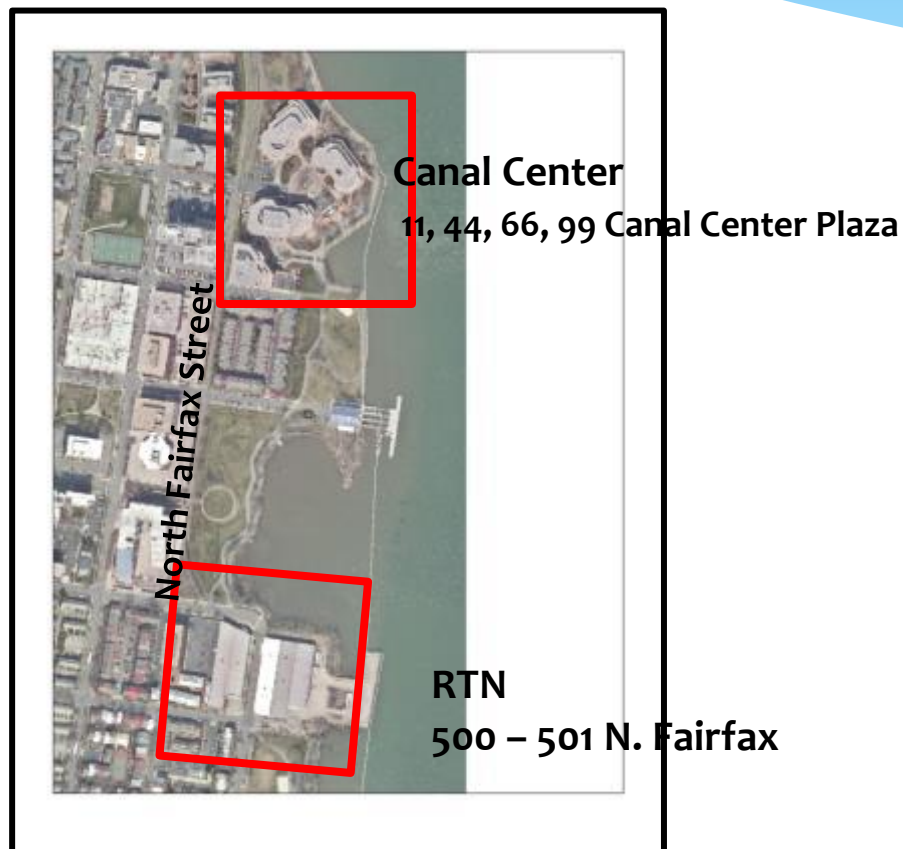
Washington Street Elevation of planned redeveloped building

Development Sites with Pending Applications



- **Robinson Terminal North** (*Proposed Hotel, Residential, Retail and Public Space*)
 - 500 – 501 N. Union Street (between Pendleton and Oronoco Streets)
- **Canal Center Plaza** (*Proposed Grading Plan for improvements to public space and flood proofing of garage*)
 - 11, 44, 66 & 99 Canal Center Plaza (between Montgomery and First Streets)
- **Towne Motel** (*Proposed New Hotel*)
 - 800 – 808 N. Washington Street

Development Sites with Pending Applications



Development Sites in the Request for Proposals Stage



- **Washington Metropolitan Transit Authority (WMATA) Bus Barn Development Site**
 - 600 North Royal Street (*Block between Royal and Pitt Streets, between Wythe and Oronoco Streets*)

- **Alexandria Redevelopment and Housing Authority (ARHA) Properties**
 - Hopkins-Tancil Developments
 - 400 and 500 Blocks of N. Fairfax Street (*Blocks between Princess and Pendleton Streets, between Fairfax and Royal Streets*)
 - ARHA Office
 - 600 N. Fairfax Street (*South end of block between Pendleton and Wythe Streets, between Fairfax and Royal Streets*)

Development Sites in RFP Stage



**Bus Barn
600 N. Royal**



**Hopkins and Tancil
400-500 N. Fairfax
Street**



**ARHA Office
600 N. Fairfax St.**





Future Development Sites

- **NRG Potomac River Generating Station Development Site**
 - 1400 North Royal Street
- **ABC/Giant Development Site**
 - ABC Store at 901 St. Asaph Street
 - Giant Store at 500 First Street
- **Crowne Plaza Hotel Development Site**
 - 901 N. Fairfax Street
- **Metro Stage/Foreign Car Service Development Site**
 - Metro Stage at 1201 N. Royal Street
 - Foreign Car Service at 501 Basford Lane
- **Best Western Colony Inn**
 - 1101 N. Washington Street

Opportunities under an Old Town North Plan Update



- Influence Future Development Sites
- Leverage today's market trends to continue to promote neighborhood balance – market is moving away from commercial to residential. What is the right balance?
- Strengthen physical/visual connections to neighbors to the south, north and west
- Leverage the Waterfront Plan Overlay – Art, History and access to the Water and Open Space
- Explore potential use of Railroad Spur
- Build on the Existing Plan and Policies

Old Town North Plan Update

Tools and Resources



- The Existing Plan's Goals, Objectives and Policies
- City's Affordable Housing Plan
- City's Green Building Policy
- City's Landscape Guidelines and Park Facilities Manual
- Complete Streets Principles
- Job/Housing Balance Principles
- 5 Minute Living Principles – Within 5 minutes of neighborhood services and transportation options
- Design Guidelines for the Old and Historic District Adopted Design Policies
- Improvements in Building Construction/Conversion Technology
- NOTICe Vision – January 2014 Board Approved

1992 Old Town North SAP Update Process



- The Old Town North Plan Update is currently proposed under the City's draft FY 2016 Long Range Interdepartmental Work Plan.
- The Long Range Interdepartmental Work Plan sets the priorities for City staff for the coming fiscal year.
- The City Council will take the draft Long Range Interdepartmental Work Plan into account as it considers the budget in early May.
- The City Council will then confirm the Work Plan with a vote in late May following its consideration of the FY 16 Operating and FY 16-25 Capital Improvement Program budgets.

Old Town North SAP Update Tentative Timeline



The tentative timeline for an Old Town North SAP Update, if approved under the Work Plan, is as follows:

- **Pre-planning work – spring/summer 2015**
 - Development of civic engagement process
 - Procurement of consulting services
 - Gathering of background data
- **Plan Development/Civic Engagement Process - fall 2015 through fall/winter 2015-2016**
- **Public Review/Approval – winter 2015-2016 (January 2017)**

Planning Process: Four Key Steps



- **Information Gathering and Analysis**
 - **Development and evaluation of Goals, Objectives, and Options relative land use policies and design**
 - **Development of Recommendations**
 - **Adoption/Implementation of Plan**
- ***These four key steps are overlaid with a Civic Engagement process throughout.***



Civic Engagement Framework

Civic Engagement Framework

City Department: _____

Project: _____

Goal : _____

Overall project timeline: _____

Phase 1 Information (Gathering, Organizing, Understanding)

Key Principles:

Meaningful Engagement
Mutual Accountability
Early Involvement
Easy Participation
Inclusiveness and Equity

Engagement Activities:

- ☐ Hold public meetings that are well-organized and include group work to hear community opinions
- ☐ Collect research and identify community concerns
- ☐ Educate community on important issues about the project (online and in person)
- ☐ Reach out to the community to encourage participation (phone calls, door knocks, flyers, online)
- ☐ Visit a project location as a group

Tools:

- ☐ Offer online participation (surveys, forums, social media)
- ☐ Use graphics, maps, 3D models, & pictures to explain project

Products:

- ☐ Community engagement plan
A preliminary report that describes the project, schedule, tasks, and budget
- ☐ Clear goals for each step of the process that must be met before moving to the next step
- ☐ Community's list of issues to address and their view of what we should be working toward

2 Options (Discuss and Evaluate Options)

Key Principles:

Sustained Collaboration
Easy Participation
Transparency
Inclusiveness and Equity

Engagement Activities:

- ☐ Hold public meetings that are well-organized and include group work to hear community opinions
- ☐ Provide information about options, including what has worked well in other places
- ☐ Research possible options and potential impacts

Tools:

- ☐ Offer online participation (surveys, forums, social media)
- ☐ Hold group meetings with people who are affected by project
- ☐ Use graphics, maps, 3D models, & pictures to explain project

Products:

- ☐ Short term report with realistic options for achieving the shared view
- ☐ Provide tools to help the community choose between the options

3 Recommendations

Key Principles:

Transparency
Easy Participation
Sustained Collaboration
Mutual Accountability
Meaningful Engagement

Engagement Activities:

- ☐ Hold public meetings that are well-organized and include group work to hear community opinions
- ☐ Present final options and how/why they were selected
- ☐ Hold public hearings where community members can make statements for City officials to consider, revise, and/or approve

Tools:

- ☐ Offer online participation (surveys, forums, social media)
- ☐ Hold group meetings with people affected by project
- ☐ Hold meetings open to the public for elected officials to hear comments and make decisions

Products:

- ☐ Report with options that have been reviewed and chosen; Report will show how community ideas guided the final recommendation, and will include the proposed plan and schedule to complete the work

4 Implementation and maintenance

Key Principles:

Transparency
Meaningful Engagement
Sustained Collaboration
Mutual Accountability
Evaluation

Engagement Activities:

- ☐ Offer visits to project sites as needed
- ☐ Evaluate how well the plan is being carried out
- ☐ Identify someone from the City who is responsible for the work and who citizens can call
- ☐ Involve the community in carrying out the plan in each phase of the process

Tools:

- ☐ Provide a schedule of project activities to carry out the plan
- ☐ Notify community about public meetings

Products:

- ☐ Use objective measurements to determine if the community engagement in the decision-making process was successful
- ☐ Provide regular progress reports

City of Alexandria Planning and Zoning Department



- Questions
- Contact Information:

Planning and Zoning Department

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www.alexandriava.gov/planning